

## EXHIBIT "A"

### 20' WIDE PERMANENT PUBLIC UTILITY EASEMENT

FIELD NOTE DESCRIPTION OF A  
0.202 ACRE TRACT OF LAND OUT OF THE  
H.P. DANSBY, III, ET AL TRACT,  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

BEING a 0.202 acre (8,818 square feet) tract of land situated in the Richard Carter Survey, Abstract No. 8, Brazos County, Texas, being a part of that certain called 33.98 acre tract of land described in a Warranty Deed to Horace P. Dansby, III, Ann Dansby Kelbly, Norma Dansby Smith and Daniel M. Dansby, recorded in Volume 244, Page 581, of the Brazos County Deed Records, Brazos County, Texas (B.C.D.R.), said 0.202 acre tract of land being more particularly described by metes and bounds as follows with bearings based on the Texas State Plane Coordinate System, Texas Central Zone - NAD83, which is based upon the published position of the City of College Station Horizontal Control Monument No. 126 established in 1994:

**COMMENCING** at a fence corner (Control Monument) found and as called for in the deed for said 33.98 acre tract, said point marking the common corner of the east corner of said 33.98 acre tract, the east corner of said Richard Carter Survey and the north corner of the M. Rector Survey, Abstract No. 46, and being an interior corner of Block 3 of Harvey Hillside, an addition to the City of College Station, Texas, recorded in Volume 264, Page 484, B.C.D.R., and from which a ½ inch iron rod (Control Monument) found on the northeasterly line of said 33.98 acre tract bears North 49 degrees 14 minutes 39 seconds West, at 525.51 feet;

THENCE, South 41 degrees 29 minutes 11 seconds West, along the common line of the southeasterly line of said 33.98 acre tract and the northwesterly line of Block 3 of said Harvey Hillside, a distance of 1,058.15 feet to a point:

THENCE, North 49 degrees 08 minutes 38 seconds West, departing said common line, a distance of 20.00 feet to a point for the **POINT OF BEGINNING** of the herein described tract, said point being on the northwesterly line of a 20 foot wide Right-Of-Way Easement described in a Deed to City of College Station, recorded in Volume 749, Page 363, of the Official Records of Brazos County, Texas (O.R.B.C.), said point also being located at Texas State Plane Coordinate grid position X=3567851.04 and Y=10219867.67, and being the most easterly corner of the herein described tract;

THENCE, South 41 degrees 29 minutes 11 seconds West, along the northwesterly line of said 20 foot wide Right-Of-Way Easement, parallel with and 20 feet perpendicular to the southeasterly line of said 33.98 acre tract, a distance of 20.00 feet to a point for the most southerly corner of the herein described tract;

Description of 0.202 acre tract

THENCE, North 48 degrees 26 minutes 20 seconds West, departing the northwesterly line of said 20 foot wide Right-Of-Way Easement, a distance of 439.51 feet to a point for the most westerly corner of the herein described tract, said point being on the southeasterly right-of-way (R.O.W.) line of State Highway No. 30 – also known as Harvey Road (a 120 foot wide R.O.W. at this location);

THENCE, North 33 degrees 27 minutes 39 seconds East, along the southeasterly R.O.W. line of said State Highway No. 30, a distance of 20.20 feet to a point for the most northerly corner of the herein described tract;

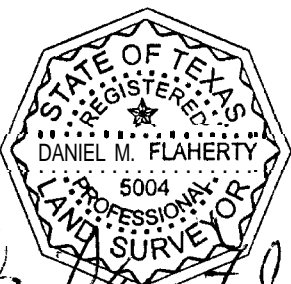

THENCE, South 48 degrees 26 minutes 20 seconds East, departing the southeasterly R.O.W. line of said State Highway No. 30, a distance of 442.32 feet to the POINT OF BEGINNING of the herein described tract, encompassing within the metes recited 0.202 acre (8,818 square feet) of land, more or less.

### TEMPORARY CONSTRUCTION EASEMENT

In addition, it is intended to create a thirty-foot (30) wide Temporary Construction Easement adjacent and parallel to the northeasterly line of the above described permanent public utility easement. This Temporary Construction Easement contains 0.306 acre (13,333 square feet) of land.

An easement exhibit drawing of even survey date herewith accompanies this field note description.

I, Daniel M. Flaherty, Registered Professional Land Surveyor No. 5004, State of Texas, do hereby certify that this field note description and the easement exhibit drawing attached hereto were prepared from an actual survey of the property performed on the ground and that the same is true and correct.

  
  
Daniel M. Flaherty  
Registered Professional Land Surveyor  
Texas Registration No. 5004

06-04-02  
Date

See attached plat RR/A-4019  
14236-Dansby-FN01 .doc

# EXHIBIT "A"

## PLAT OF

20' WIDE (0.202 ACRE) PERMANENT PUBLIC UTILITY EASEMENT AND  
30' WIDE (0.306 ACRE) TEMPORARY CONSTRUCTION EASEMENT

COLLEGE MAIN APARTMENTS, LTD  
REMAINDER OF  
CALLED 192.64 ACRES  
VOL. 3667, PG. 256  
O.R.B.C.

STATE HWY. 30 (HARVEY RD.)  
(VARIABLE WIDTH R.O.W.)

H.P. DANSBY, III, ET AL  
CALLED 33.98 ACRES  
VOL. 244, PG. 581  
B.C.D.R.

30' WIDE TEMPORARY  
CONSTRUCTION EASEMENT  
0.306 ACRE (13,333 S.F.)

20' WIDE PERMANENT  
PUBLIC UTILITY EASEMENT  
0.202 ACRE (8,818 S.F.)

RICHARD CARTER SURVEY  
ABSTRACT NO. 8

NARIA KEGANS SURVEY  
ABSTRACT NO. 28

HARVEY HILLSIDES  
VOL. 264, PG. 484  
B.C.D.R.

BLOCK 4

BLOCK 3

HARVEY HILLSIDES  
VOL. 264, PG. 464  
B.C.D.R.

FIELD NOTE  
COMMENCING  
POINT

FIELD NOTE  
POINT OF  
BEGINNING

GRID (X) = 3567851.04  
GRID (Y) = 10219867.67

### NOTES:

- 1.) BE IT KNOWN THAT THE SURVEYOR HAS NOT PERFORMED A COMPLETE ABSTRACT AND HAS NOT BEEN FURNISHED A TITLE COMMITMENT, THEREFORE SOME EASEMENTS OR OTHER RIGHTS AFFECTING THE TRACT MAY NOT BE SHOWN.
- 2.) THIS PLAT EXHIBIT DRAWING IS ACCOMPANIED BY A SEPARATE FIELD NOTE DESCRIPTION.
- 3.) BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE - NAD 83, WHICH IS BASED UPON THE PUBLISHED POSITION OF THE CITY OF COLLEGE STATION HORIZONTAL CONTROL MONUMENT NO. 126 ESTABLISHED IN 1994.

GRID (X) COORDINATE = 3566229.966  
GRID (Y) COORDINATE = 10221520.652

### LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CM. = CONTROL MONUMENT
- B.C.D.R. = BRAZOS COUNTY DEED RECORDS
- O.R.B.C. = OFFICIAL RECORDS BRAZOS COUNTY



**The Wallace Group, Inc.**

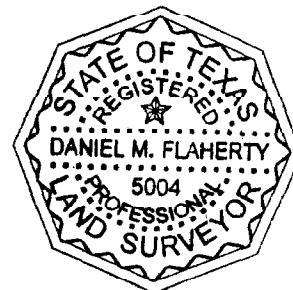
Engineers ■ Architects ■ Planners ■ Surveyors

Waco \* Killeen \* Austin \* Temple \* Dallas \* Round Rock

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND SURVEYS IN THE STATE OF TEXAS. THIS THE 4th DAY OF JUNE, 2002.

SURVEYED: MAY 21, 2002

DANIEL M. FLAHERTY, RPLS. NO. 5004



3 OF 3

PLAT 200 NO. RR/A- 4019 DRAFT DATE 6/4/02 DRAWN BY MJM  
SCALE WORK ORDER NO. 14236 FIELDBOOK/PG. RR-8/1 F / N # DASBY-FN01  
DIGITAL FILE 14236ESMT TAB # A-4019